Alberta Economy

Indicators at a Glance

Real GDP by Industry

In 2015, Alberta's real GDP by industry fell by 4.0%, the largest drop among the provinces and the first decline in GDP since the 2009 global financial crisis. Nationally, real GDP grew by 0.9% in 2015, down from 2.5% in 2014.

Population

Alberta's population was 4,249,842 as of April 1, 2016. This was an increase of 1.8% from the year prior. Canada's population grew 1.1% from a year ago.

Migration

Net migration to Alberta was 10,262 in the first quarter of 2016. During this time, Alberta welcomed 12,050 net international migrants. However, there was a net outflow of interprovincial migrants (-1,788), the second consecutive quarterly decline.

Employment[1]

Alberta lost 1,400 jobs in July. The losses were in full-time positions and in the private sector. Goods sector employment fell (-5,000), while services gained (+3,600). Employment was down 2.1% year-over-year (y/y).

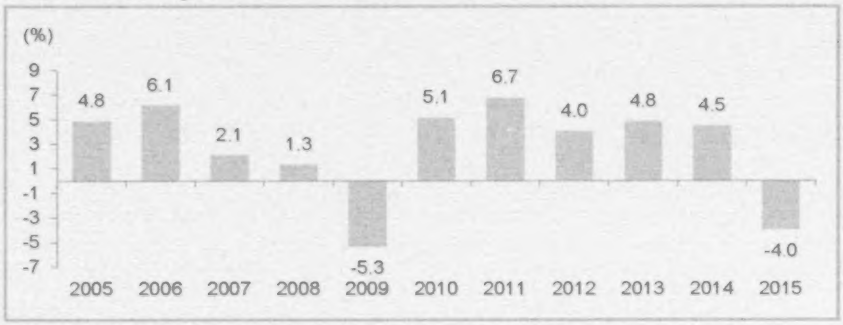
Unemployment Rate[1]

The unemployment rate increased 0.7 percentage points to 8.6% in July, the highest level seen since 1994. Canada's unemployment rate ticked up to 6.9%.

NEW: Rigs Drilling

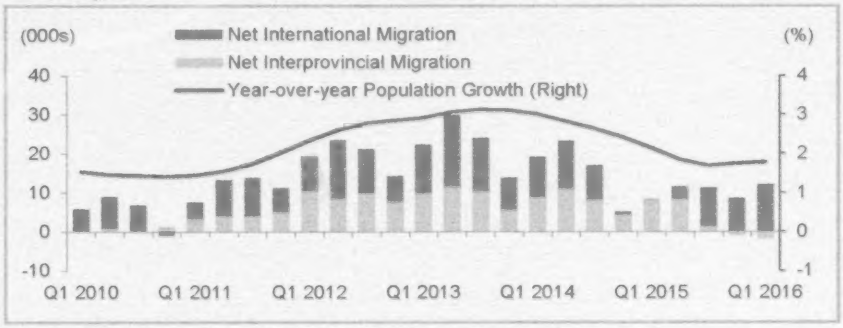
Alberta's rigs drilling count averaged 75 active rigs in August, down 40% y/y with only 16 per cent of rigs in use. There were 118 active rigs drilling across the rest of Canada, down 37% y/y.

Real GDP by Industry
Annual, % change



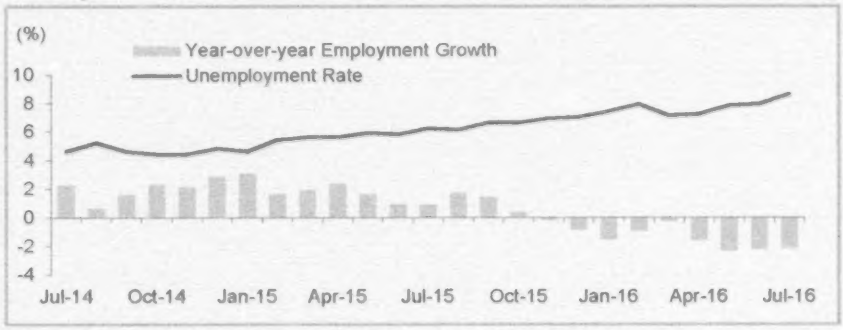
Source: Statistics Canada

Demographics
Quarterly



Source: Statistics Canada

Labour Market
Monthly



Source: Statistics Canada

Inflation

The Alberta Consumer Price Index (CPI) rose 0.7% y/y in July. Rent was down 1.9% y/y. Gasoline prices were down 14% y/y. Excluding food and energy, inflation rose 1.5% y/y.

Average Weekly Earnings[1]

Average weekly earnings (AWE) in Alberta increased 1.7% in June to $1,119. Compared with the previous year, Alberta's AWE was down 2.4%. Canadian AWE rose 0.4% to $958.

Retail Sales[1]

Alberta retail sales decreased 0.4% from May to total $6.1 billion in June. Sales were down 2.5% y/y, continuing weakness over the past year and a half.

Housing Starts[1]

Alberta housing starts increased to 25,769 (annualized) in July. However, housing starts are down 26% y/y, driven by multi-family starts, down 32% y/y and single-family starts down 16% y/y.

New Housing Price Index

Alberta's New Housing Price Index (NHPI) was down 0.4% in June, and down 0.5% y/y. Calgary's NHPI was down 1.0% y/y and Edmonton's NHPI was down a modest 0.2% y/y.

Building Permits[1]

Alberta building permits fell 3% in June to $878 million. Building permits were down 41% y/y and 22% year-to-date. Residential permits were down 39% y/y, and non-residential permits fell 44% y/y.

[1] Seasonally adjusted

Contact

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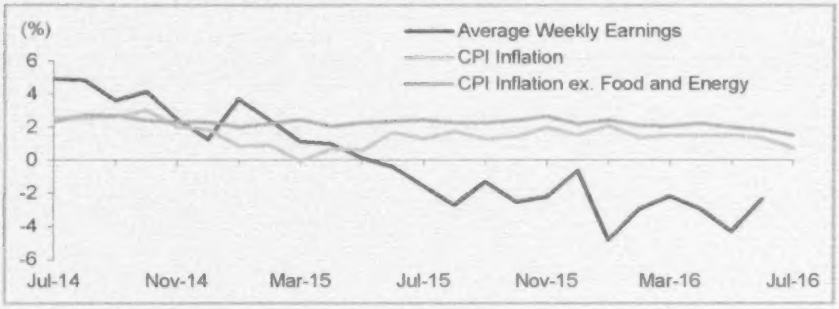
Inflation and Earnings

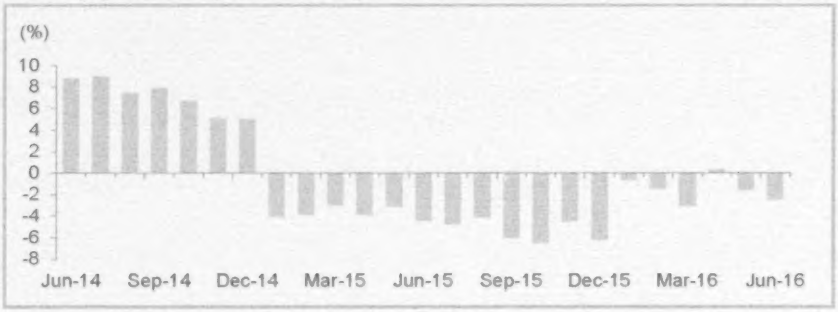
Monthly, CPI and AWE, year-over-year % change



Source: Statistics Canada

Retail Sales

Monthly, year-over-year % change



Source: Statistics Canada

Housing Market

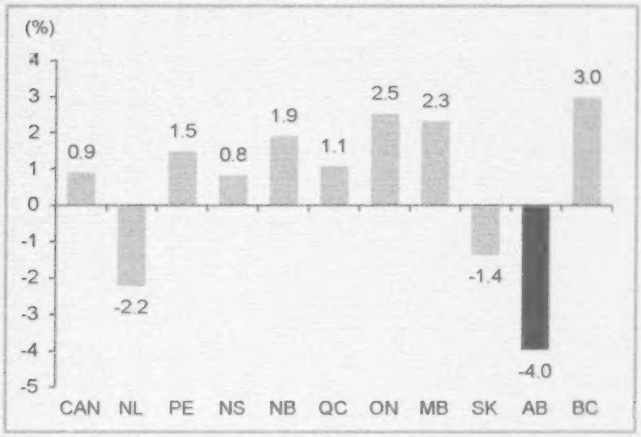
Monthly

Source: Statistics Canada

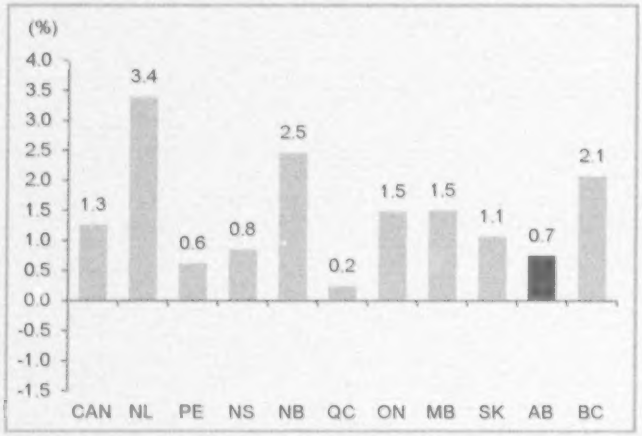
	Canadian Dollar (US¢/$CAN)	WTI Oil ($US/bbl)	NYMEX Natural Gas ($US/MMBtu)	Alberta Reference Price ($C/GJ)
Latest (September 1, 2016)	76.30	43.16	2.79	1.23 (June)
Fiscal year-to-date	77.27	45.28	2.45	1.09

Please see the *Weekly Economic Review* for current analysis on the Alberta economy.

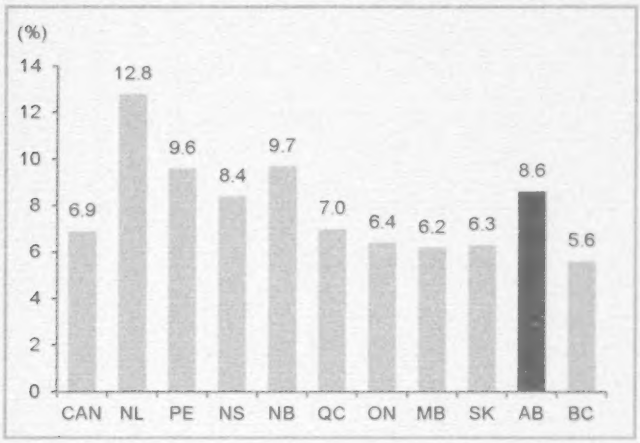
Real GDP by Industry (Basic Prices)
(2015, year-over-year growth)



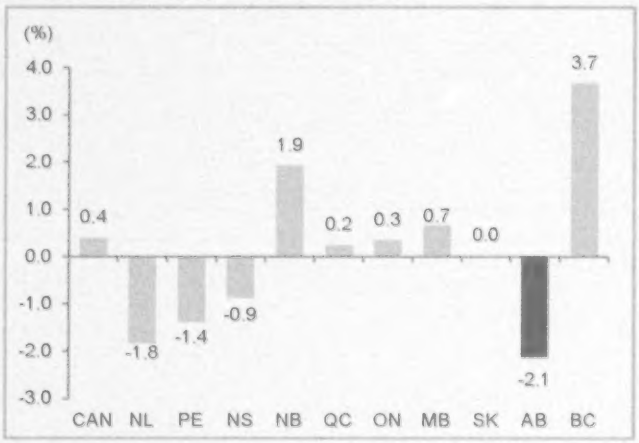
CPI Inflation
(July 2016, year-over-year growth)



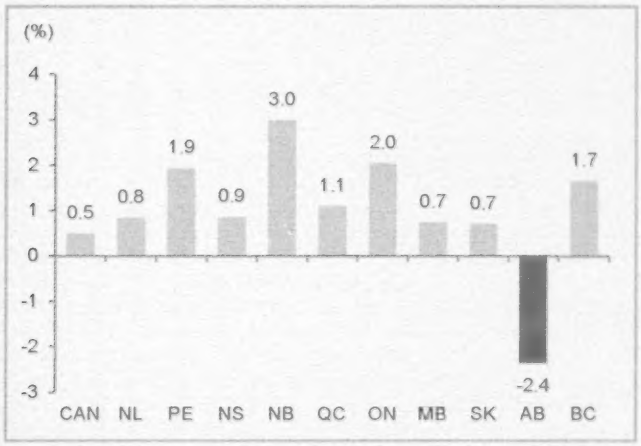
Unemployment Rate
(July 2016)



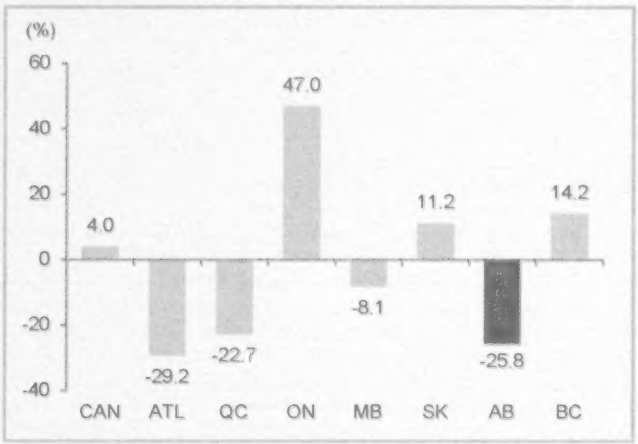
Employment
(July 2016, year-over-year growth)



Average Weekly Earnings
(June 2016, year-over-year growth)



Housing Starts
(July 2016, SAAR, year-over-year growth)



Alberta Economic Indicators

Population[1]	2014	2015	2016YTD	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16
Population (thousands)	4,121	4,196	4,250		4,250				
y/y % change	2.8	1.8	1.8		1.8				
Net Interprovincial Migration	35,382	28,921	1,531		1788				
Net International Migration	44,922	13,058	30,600		12,050				
Labour Market									
Employment (thousands, SA)	2,275	2,301	2,268	2,296	2,276	2,252	2,250	2,248	
m/m change (thousands)				18.9	20.8	-24.1	-1.9	-1.4	
y/y % change	2.2	1.2	-1.6	0.2	-1.6	-2.3	-2.2	-2.1	
Unemployment Rate (%, SA)	4.7	6.0	7.7	7.1	7.2	7.8	7.9	8.6	
Participation Rate (%, SA)	72.7	73.0	72.4	72.9	72.3	71.9	71.8	72.3	
Average Weekly Earnings ($, SA)	1,149	1,146	1,118	1,129	1,120	1,101	1,119		
y/y % change	3.8	-0.3	-3.3	-2.2	-3.0	-4.3	-2.4		
Household Sector									
Retail Sales ($ million, SA)	78,582	74,989	36,904	6,108	6,227	6,162	6,135		
y/y % change	7.5	-4.6	-1.5	-3.1	0.3	-1.6	-2.5		
New Vehicle Sales (units, thousands)	277	242	112	20	20	21	21		
y/y % change	5.3	-12.7	-7.2	-7.6	-9.1	-9.6	0.3		
Consumer Price Index (y/y % change)	2.6	1.1	1.4	1.5	1.5	1.5	1.3	0.7	
Excluding Food & Energy	2.4	2.3	2.0	2.1	2.2	2.0	1.8	1.5	
Housing Starts (SAAR, 000's)	40.6	37.3	24.1	22.0	28.8	22.0	24.1	25.8	
y/y % change	12.7	-8.1	-39.4	-56.1	-9.2	-33.7	-42.2	-25.8	
New Housing Price Index (y/y % change)	3.4	0.7	-0.4	-0.4	-0.2	-0.1	-0.5		
Resale Home Sales	71,773	56,477	29,728	4,151	4,403	4,321	4,463	4,500	
y/y % change	8.6	-21.3	-11.1	-13.2	-7.2	-14.2	-10.7	-11.3	
Sales to New Listing Ratio	0.65	0.52	0.48	0.47	0.49	0.52	0.53	0.50	
MLS Average Resale Prices ($ thousands)	401	393	389	385	390	392	389	403	
y/y % change	5.2	-1.9	-0.8	-1.6	1.0	-0.9	-1.3	1.9	
NEW: Consumer Bankruptcies (level)	3,859	4,280	2,843	515	500	480	475		
y/y % change	-17.7	10.9	35.6	33.1	35.9	42.0	20.9		
Business Sector									
NEW: Goods Exports (customs based,$ million)	121,484	92,441	41,962	5,714	5,400	5,584	6,154	6,080	
y/y % change	17.9	-23.9	-24.2	-27.0	-27.9	-21.1	-17.7	-27.9	
NEW: Energy Products ($ million)	91,299	62,500	26,132	3,324	3,135	3,386	3,974	3,864	
y/y% change	20.6	-31.5	-30.7	-34.8	-36.6	-26.1	-20.5	-35.4	
NEW: Agricultural Products ($ million)	6,462	6,475	3,709	576	619	539	504	487	
y/y % change	4.5	0.2	-3.4	-5.5	11.8	-13.4	-7.5	-8.2	
NEW: Rigs Drilling	252	120	63	45	29	25	41	58	75
y/y% change	7.4	-52.6	-49.3	-54.5	-43.9	-50.3	-43.7	-49.8	-40.5
Manufacturing Shipments ($ million,SA)	78,941	68,045	30,373	4,907	5,182	5,128	5,219		
y/y% change	7.5	-13.8	-13.2	14.1	-9.9	-11.7	-12.1		
Wholesale Trade ($ million, SA)	84,856	79,801	37,277	6,219	6,166	6,044	6,225		
y/y% change	8.1	-6.0	-9.4	-9.7	-11.7	-8.4	-7.6		
Building Permits ($ million, SA)	18,256	16,753	6,588	931	1,182	904	878		
y/y% change	5.8	-8.2	-21.8	-33.5	-18.6	-34.1	-41.1		
Residential Permits ($ million, SA)	10,831	9,876	3,261	451	613	498	510		
y/y % change	9.9	-8.8	-35.0	47.4	-26.7	-31.0	-38.8		
Non-Residential Permits ($ million, SA)	7,426	6,877	3,326	480	568	406	367		
y/y % change	0.3	-7.4	-2.4	-11.7	-7.6	-37.6	-44.0		
Non-Res Building Cons. Price Index[2] (y/y% change)	1.6	-0.7	-3.1	-2.1			-4.0		
NEW: Business Bankruptcies	105	95	50	8	6	7	16		
y/y % change	23.4	-9.5	-7.4	14.3	-25.0	-30.0	0.0		

[1] Quarterly; annual numbers are presented on a census year basis (July 1– June 30)

[2] Quarterly, average of Calgary and Edmonton

YTD YTD (year-to-date). "SA" denotes seasonally adjusted. "SAAR" denotes seasonally adjusted at annual rate

Sources: All data are from Statistics Canada except Housing Starts (Canada Mortgage and Housing Corporation), MLS Average Resale Prices (Canada Real Estate Association), Rigs Drilling (Canadian Association of Oilwell Drilling Contractors) and Bankruptcies (office of the superintendent of Bankruptcy)

All historical data are subject to revision